

CHAPTER 8

DEFINITIONS

8.01 Word Usage. For purposes of this Ordinance, words used in the present tense include the future; singular number includes the plural number; and the plural number includes the singular number. The word "shall" is intended to be mandatory.

8.02 Definitions. For purposes of this Ordinance, the following definitions shall be used:

Arterial Road: A road used, or intended to be used, primarily for fast or heavy through traffic, including freeways, expressways, as well as standard arterial road, highways and parkways.

Block: A group of lots existing within well defined and fixed boundaries, bounded on at least one side by a road, bounded on the other sides by other road, natural or man-made barriers, or unplatted land, and having as assigned number, letter or other name through which it may be identified.

Building Zone: The horizontal plane within a lot bounded by all applicable setbacks.

Certified Survey Map: A map of a minor land division, as defined in this Ordinance, prepared in accordance with s. 236.34, Wis. Stats.

Committee: The Door County Resource Planning Committee.

Condominium: As used in this Ordinance, it shall mean minor site condominiums and major site condominiums, unless one is specifically stated or is implied by context.

Conceptual Sketch Plan: A concept drawing made to approximate scale of a proposed land division or condominium for discussion purposes prior to the filing of a preliminary plat.

County: Door County, including any agency, department or committee thereof.

Cul-de-sac: A minor road with only one outlet and having a turnaround for the safe and convenient reversal of traffic movement.

Declarant: Any owner who subjects his or her property to a condominium declaration established under Ch. 703, Wis. Stats.

Final Plat: The map or plan of record of a major land division and any accompanying material.

Land Division: The act or process of dividing land into two or more parcels or building sites.

Lot: Designated parcel, tract, building site, or area of land established by plat, land division, or as otherwise permitted by law to be used, developed, or built upon.

Lot Depth: The shortest distance between the front lot line and the rear lot line.

Lot, Double Frontage: A lot, other than a corner lot, with frontage on more than one street.

Lot Line, Front: The lot line nearest to the centerline of the public or private road from which the lot takes access, except that for essentially rectangular lots abutting cul-de-sacs, the front lot line shall be that lot line that is generally parallel and closest to the centerline of the access road.

Lot Line, Rear: In the case of a rectangular or most trapezoidal shaped lots, that lot line that is generally parallel to and most distance from the front lot line of the lot. In the case of an irregular or triangular lot, a line 20 feet in length, entirely within the lot, parallel to, and at the maximum possible distance, from the front lot line.

Lot Line, Side: Any lot line other than a front or rear lot line.

Major Land Division: The creation of five or more parcels 10 acres or less in area either through a single division or successive divisions by either the same or subsequent owner(s) within a period of 5 years.

Major Site Condominium: A site condominium containing 5 or more units where the units are 10 acres or less in area.

Minor Land Division: Land divisions that create 4 or fewer parcels or building sites that are 10 acres or less in area either through a single division or successive divisions by either the same or subsequent owner(s) within a period of 5 years.

Minor Site Condominium: A site condominium containing 4 or fewer units where the units are 10 acres or less in area.

Minor Road: A road used, or intended to be used, primarily for access to abutting properties.

Outlot: A parcel of land not to be used for building purposes, so designated on the plat.

Planning Department: Door County Planning Department.

Plat: A map of a major land division.

Preliminary Plat: A map showing the salient features of a proposed major land division submitted to the Door County Resource Planning Committee for purposes of preliminary consideration.

Private Road: A road that has not been dedicated to and accepted by a government entity.

Site Condominium: A condominium as provided in Ch. 703, Wis. Stats., whereby the type of "unit" is the first type described in s. 703.02(15), Wis. Stats. Such "unit" provides a unit owner with the right to occupy a specific land area, or site.

Road: A way that provides vehicular access to lots, but not including driveways within lots.

Subdivision: As used in this Ordinance, the term means the same as a land division, except where it is used with specific reference to s. 236.02(12), Wis. Stats.

Unit: The specific land area within which a unit owner has the right to occupy, but does not take title to such specific land area.

Unit Owner: As defined in s.703.02 (17), Wis. Stats.

Working Day: Any day in which the office of the Door County Planning Department is open for public business, regardless of whether the office is open for a full day or not.

8.03 Authority Cited. References herein to the administrative code, ordinances or statutes are to those in effect as of the date this Ordinance is enacted and as subsequently amended or revised.